



ARNOLD  
GREENWOOD

1 Vicarage Road, Levens – LA8 8PY

Kendal

Guide Price £390,000



# 1 Vicarage Road

Levens, Kendal

Nestled in the heart of the picturesque village of Levens, this charming 3-bedroom detached bungalow presents an attractive opportunity for those seeking comfortable and versatile living space in a sought-after location.

Boasting a well-designed layout, the property features three generously-sized bedrooms. A unique loft conversion adds an element of versatility to the property, providing an ideal space for occasional bedrooms, a studio, an office, or a children's play area.

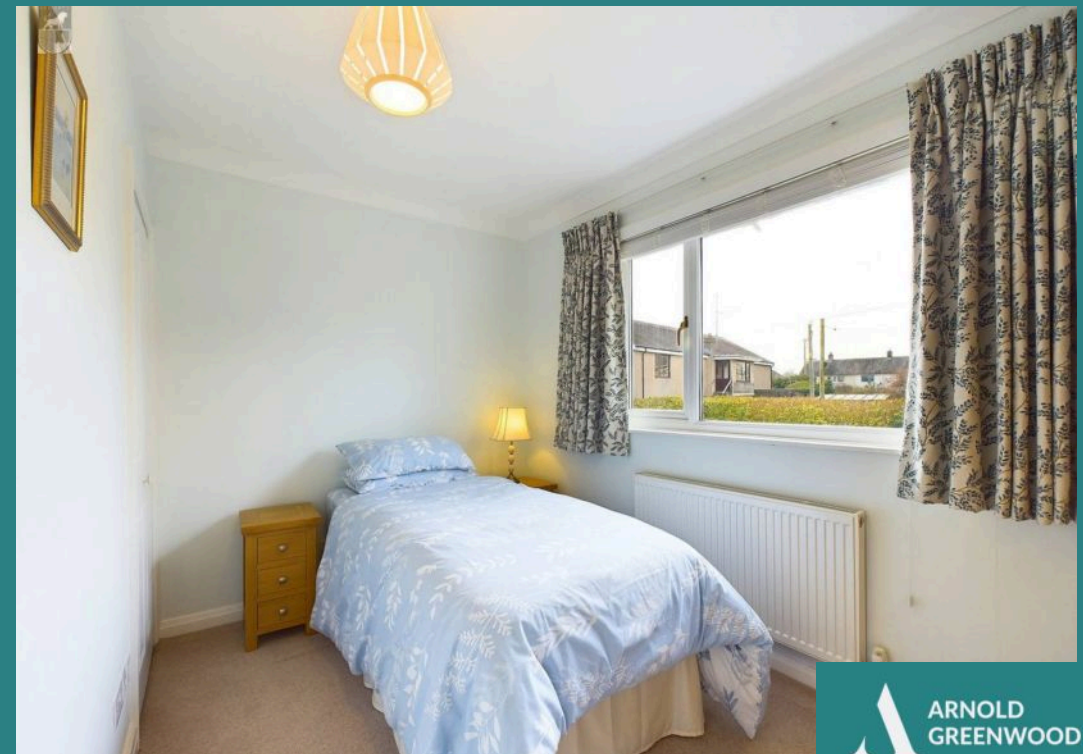
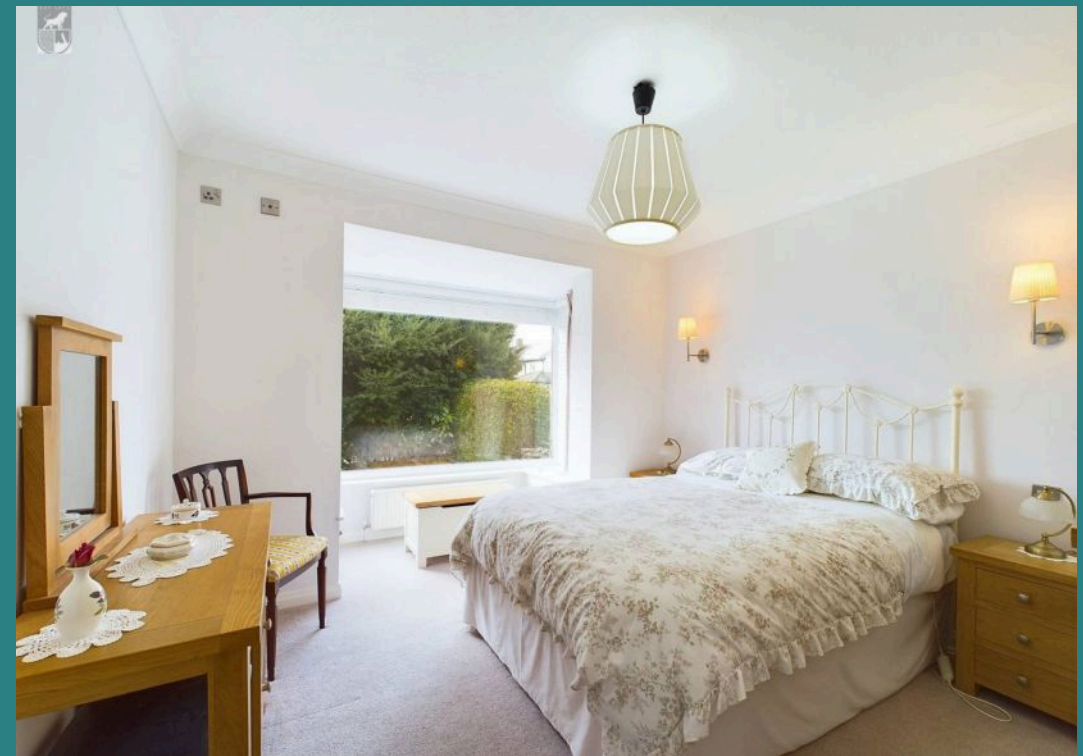
The open-plan L-shaped lounge and dining room serve as the focal point of the home, exuding a sense of warmth and comfort. A modern kitchen and a well-appointed family bathroom and a convenient shower room cater to the needs of modern-day living.

Outside, the property continues to impress, with two driveways and a garage offering ample parking space for multiple vehicles.

The property's location in the charming village of Levens further enhances its appeal and is not one to be missed! No Chain!









**Entrance Porch**

6' 8" x 3' 7" (2.04m x 1.09m)

The front entrance gains lots of light, has space for shoes/storage, and leads through to the living room.

**Living/Dining Room**

This L-shaped open-plan living/dining room has a bay window that looks out to the front lawn of the property.

**Kitchen**

13' 8" x 9' 0" (4.17m x 2.74m)

This kitchen has a range of fitted storage units with complementary worktops. There is a built-in Bosch oven and microwave, a Bosch 4-ring induction hob with an extractor over, a stainless steel sink, dishwasher, an integrated fridge/freezer, windows to the front & rear aspect of the property, and a door to the garden.

**Shower Room**

5' 4" x 6' 8" (1.63m x 2.02m)

This suite is tiled, has a W.C., a shower, a vanity wash hand basin, a stainless steel ladder radiator, and a window with privacy glazing.

**Bedroom One**

13' 7" x 10' 11" (4.15m x 3.34m)

This double bedroom has a bay window to the side aspect of the property, which looks out onto Levens Village Shop. There are also some small inbuilt storage units under the window.

**Bedroom Two**

7' 3" x 11' 9" (2.21m x 3.59m)

A single room with a window to the side aspect and an understairs storage cupboard. The cupboard has a folding door, plenty of room for storage, shelves, and a clothes rack.

**Bedroom Three**

8' 3" x 7' 5" (2.52m x 2.25m)

A single bedroom with a window to the rear of the property.









**First Floor Landing**

6' 3" x 9' 7" (1.90m x 2.92m)

Limited head height. Doors open to two converted loft rooms, one that has a shower room and storage space in the eaves. There is also a Velux window.

**Converted Loft Room One**

9' 3" x 10' 6" (2.81m x 3.21m)

This single room has has limited head height, a large Velux window and storage in eaves on both sides.

**Converted Loft Room Two**

8' 11" x 9' 8" (2.73m x 2.94m)

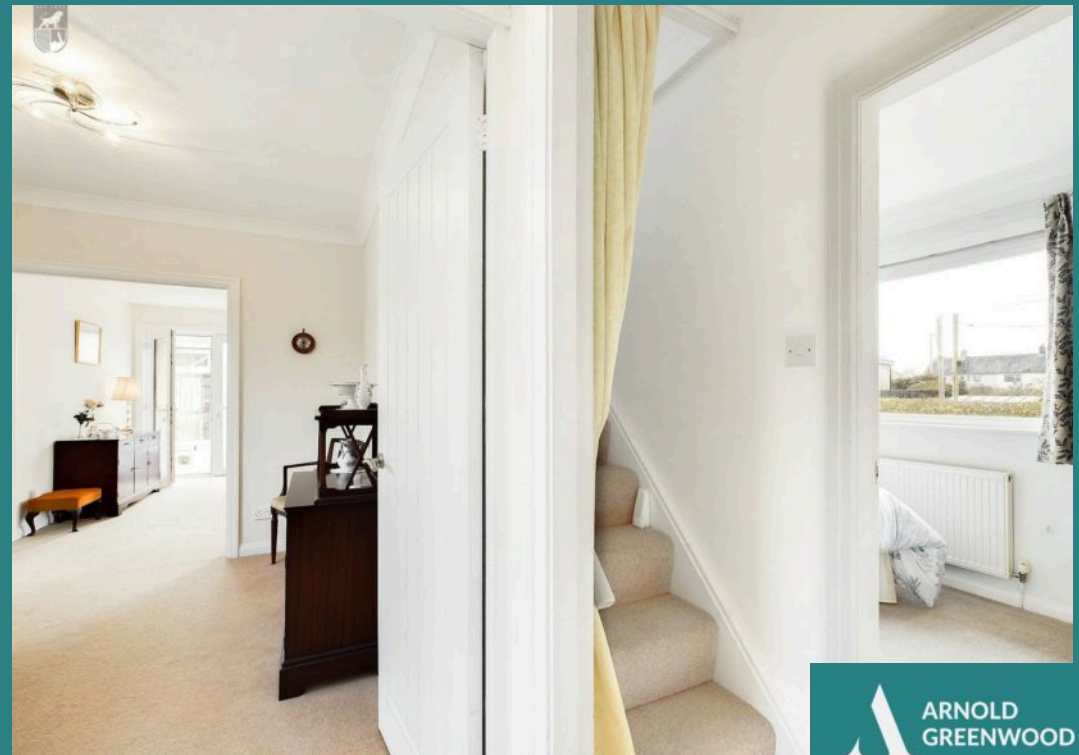
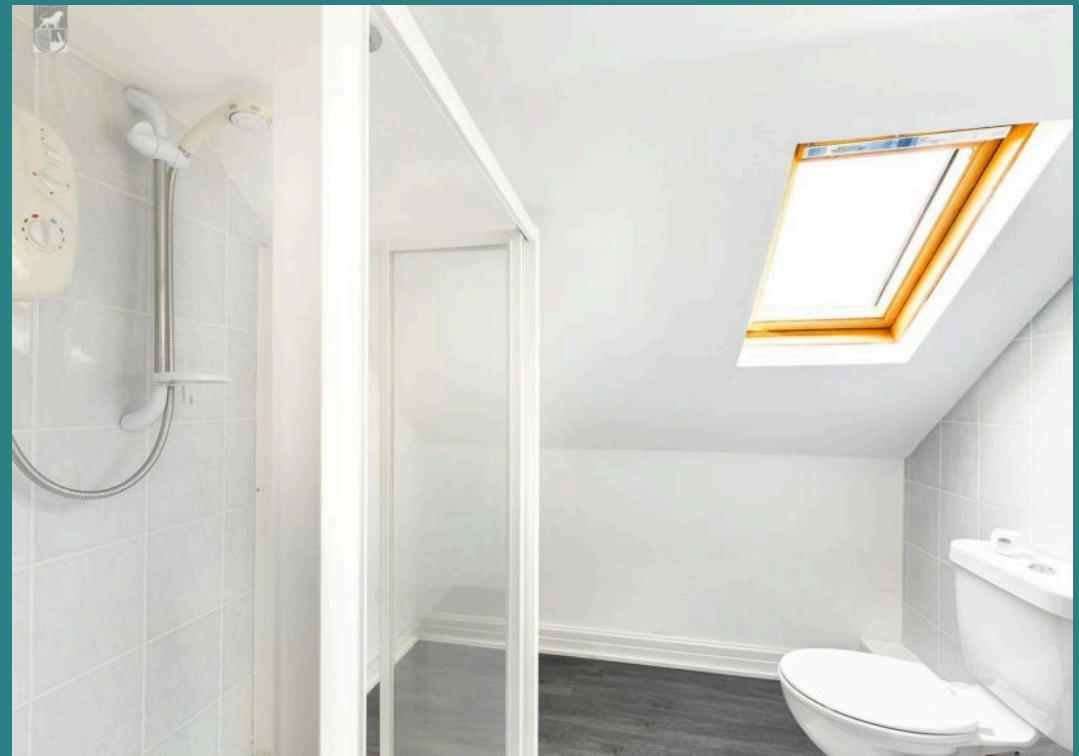
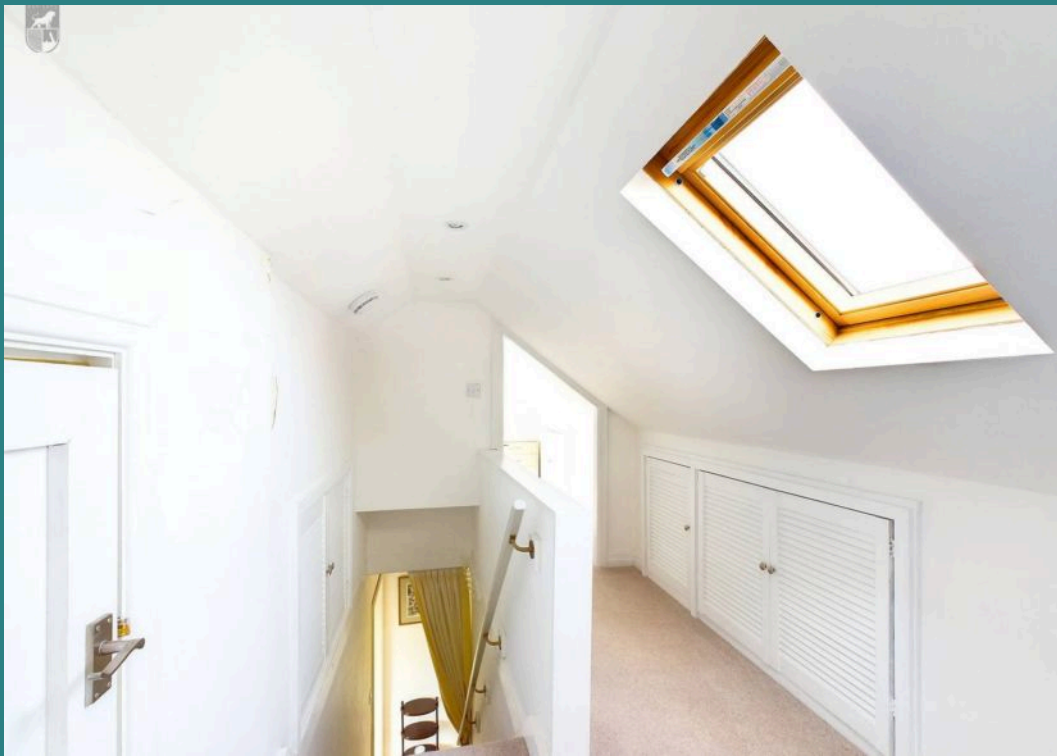
This single room also has limited head height and has a large Velux window, storage space in eaves on both sides, a built-in bench/shelf, and an en-suite.

**En-suite**

9' 2" x 7' 2" (2.79m x 2.19m)

This shower room has a shower with a glass surround, a W.C., a wash hand basin, storage in eaves, and a little Velux window.







## GARDEN

Paved patio area that leads round the house and to a second driveway with gated access. There is a stoned area with a summerhouse to sit in & enjoy the sun, and a lawn to the side aspect.

## GARAGE

Single Garage

You can access the garage through an up & over door and a door from the rear garden. Able to park one vehicle inside, houses the Worcester boiler, has space/plumbing for a washing machine/dryer, and has a window to the rear.

## DRIVEWAY

3 Parking Spaces

Driveway at the front of the property has a capacity of one vehicle. Driveway at the side of the property has a capacity of two vehicles.







Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1332.03 ft<sup>2</sup>

123.75 m<sup>2</sup>

Reduced headroom

138.54 ft<sup>2</sup>

12.87 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





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